

DESIGN & LISTED STATEMENT

FOR REPLACEMENT SINGLE STOREY REAR EXTENSION, NEW REAR PORCH AND SINGLE STOREY GARDEN ROOM.

EASTON HOUSE, EASTON, NEAR WELLS, SOMERSET, BA5 1EF.

Context Analysis:

The above property was renovated in 2015, application No. 2015/2644 and the applicants now have a growing family and looking to extend the property.

The existing sun room / rear lobby was an addition to the property but does not meet the client's requirements and poorly built to meet current living standards.

The excessive glazing and poor insulation means the room cannot be used all year round and the tiled roof has a very low pitch causing issues with water ingress.

Photo of existing.



It is proposed to demolish the structure and rebuild a new dining / entertaining room.

The new extension will require a flat roof to replace the low pitched tiled roof and it is proposed to have a single ply membrane with rolls to give it a more traditional appearance.

Example of flat roof.



The south east elevation (as seen from rear garden) will be built in traditional stone with a parapet to the elevation.

The north east elevation (as seen from High Green road) will have a rendered finish.

Photo of existing north east elevation (as seen from High Green road). The extension will not be visible.



A new doorway is proposed on the south east elevation to provide access from rear garden into the utility area. The doorway will replace a window.

Photo of existing window to be replaced.



A timber building will also be demolished and replaced with a single storey extension to provide a rear porch area and small garden room area.

Photo of building to be demolished



Photo of existing north east elevation (as seen from High Green road). The existing utility area has a lean to tiled roof.



Photo of existing north east elevation (as seen from High Green road). The existing outbuilding has a lean to tiled roof.



The proposed rear porch area and small garden room area would have a reclaimed tiled roof to match that of the existing outbuilding (as photo above).

Listing Information:

Description: Easton House

Grade: II

Date Listed: 22 November 1966

English Heritage Building ID: 268141

OS Grid Reference: ST5128447794

OS Grid Coordinates: 351284, 147794

Latitude/Longitude: 51.2272, -2.6990

Location: Pound Lane, St Cuthbert Out, Somerset BA5 1EF

Locality: St Cuthbert Out

Local Authority: Mendip District Council

County: Somerset

Country: England

Postcode: BA5 1EF

Listing Text

ST54NW ST CUTHBERT OUT CP POUND LANE (North side)
EASTON

Farmhouse, now house. Late C17-early C18. Colour washed rubble, double Roman tile roof, coped verges, one brick and one imitation ashlar stack. Two storeys, 6 windows to ground floor, 2-light moulded stone mullioned windows with cornice hoods, 4 smaller similar windows on first floor but no cornices. Door opening to centre in stone frame with edge-roll moulding, plank door, strap hinges.

Listing NGR: ST5128447794

Amount:

It is proposed to demolish the existing sun room and lobby area and replace with a new single storey dining room extension.

An existing storage building will also be demolished and replaced with a single storey garden room extension.

Layout:

The new dining extension will replace the existing sun room area. It will have existing internal doors leading to it from the hall and directly off the kitchen.

The garden room / rear porch extension will provide access directly into the utility from the garden area.

The remaining areas of the house will remain as existing.

Scale:

The existing sun room & lobby area to be demolished has a floor area of 25m².

The proposed dining room extension will have a floor area of 52m².

The proposed garden room extension will have a floor area of 13m².

Appearance:

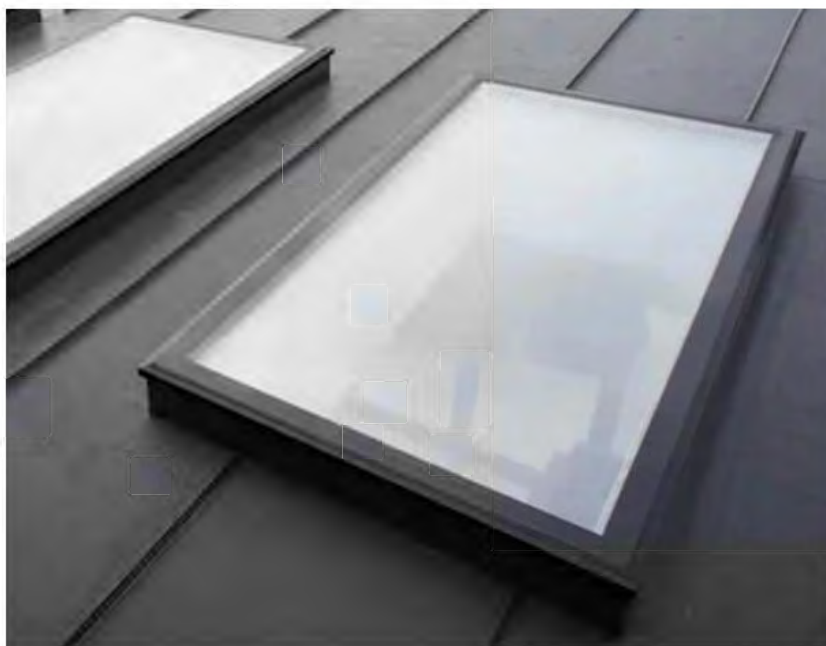
The dining room extension will have a natural stone wall with parapet on the south east elevation (as seen from rear garden) and the north east elevation (as seen from High Green road) will have a rendered finish.

It will have a flat roof to replace the low pitched tiled roof and it is proposed to have a single ply membrane with rolls to give it a more traditional appearance.

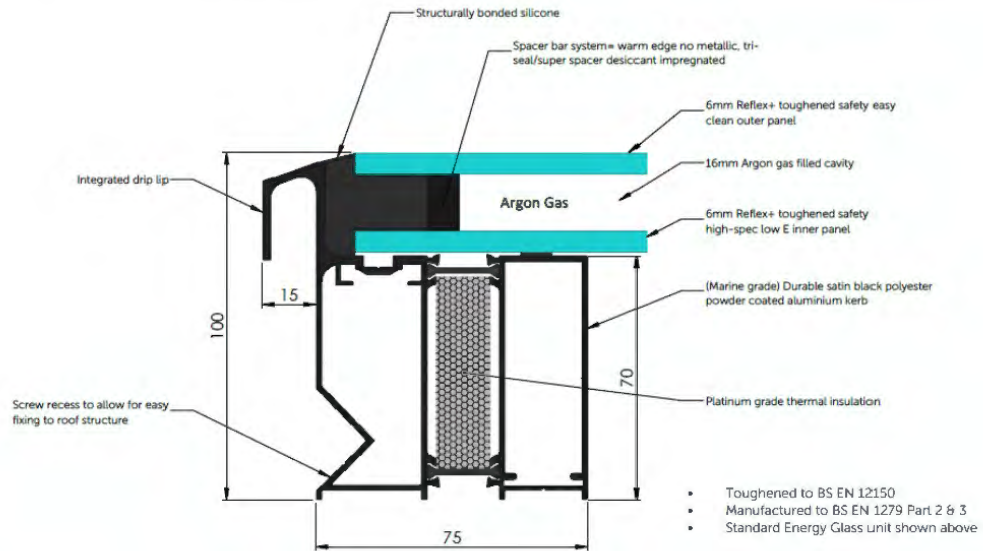
The dining extension will only be visible from the rear garden area.

The garden room extension will have reclaimed roof tiles to match existing and wainey edge boarding to the walls with flush casement hardwood timber joinery.

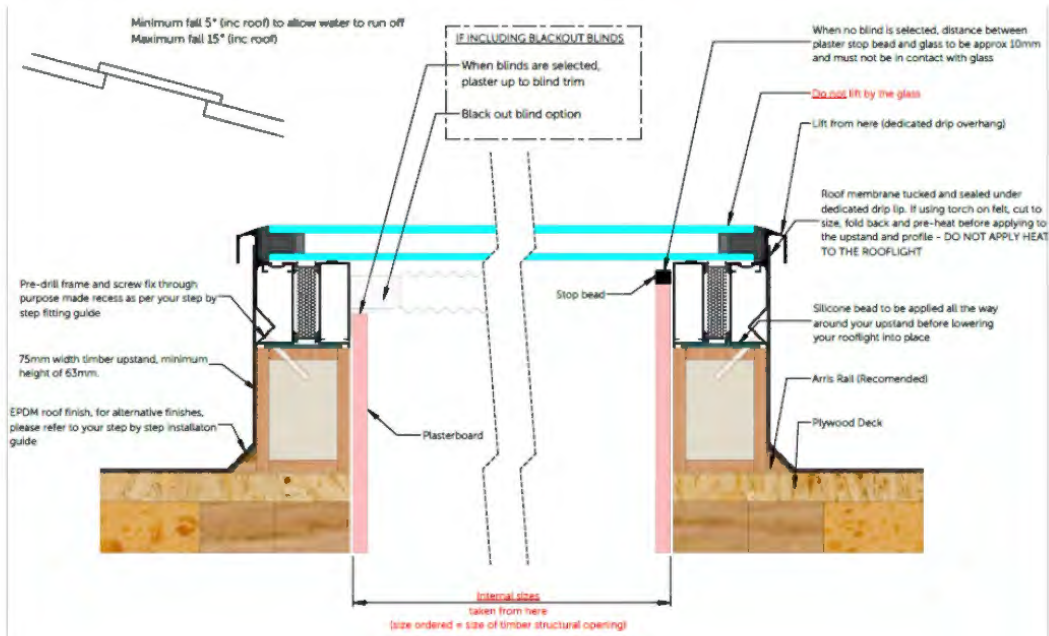
Flat roof window to be double glazed aluminium unit finished in anthracite grey as indicated in photo below.



DOUBLE GLAZED FIXED FLAT ROOFLIGHT: STANDARD PRODUCT SPECIFICATION



ROOF SECTION FITTING GUIDE



Details of existing house.

The main house is built with double roman tiled roof and natural stone walls. Stone mullion windows are present on the front elevation.

PHOTOGRAPH OF FRONT ELEVATION



PHOTOGRAPH OF SIDE ELEVATION



PHOTOGRAPH OF REAR / SIDE ELEVATION



Landscaping:

As the site is an established garden no further landscaping is proposed.

Access:

The external access and entrance door will remain as existing.